

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

14 PAISLEY DRIVE FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

2 BENANEE DRIVE FRANKSTON VIC 3199	\$610,000	28-May-24
3 FLYNN COURT FRANKSTON VIC 3199	\$595,000	12-Mar-24

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 27 June 2024



**2 BENANEE DRIVE FRANKSTON VIC 3199**

 4  1  1

Sold Price <sup>RS</sup> **\$610,000** <sup>UN</sup> Sold Date **28-May-24**

Distance **0.57km**



**3 FLYNN COURT FRANKSTON VIC 3199**

 3  1  -

Sold Price **\$595,000** Sold Date **12-Mar-24**

Distance **1.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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